

CITY OF MARSHALL
LEGISLATIVE AND ORDINANCE COMMITTEE
M I N U T E S
Tuesday, October 14, 2025

MEMBERS PRESENT: James Lozinski, See Moua-Leske (remote) and Amanda Schwartz (remote)
MEMBERS ABSENT: None.
STAFF PRESENT: Sharon Hanson, City Administrator; Pamela Whitmore, City Attorney (remote); Ilya Gutman, Plans Examiner; and Steven Anderson, City Clerk.
OTHERS PRESENT: None.

At 8:15 AM Chair Lozinski called the meeting to order.

Consider Approval of the Minutes

Motion made by Moua-Leske, seconded by Schwartz to approve the minutes as presented. All voted in favor.

Ordinance amendment to Division 18-III-2 Permit to Move into Residential District

The ordinance amendments caught staff attention during a fee discussion for 2026 and an inquiry about moving a residential building into city limits. The proposed changes would align the section with other building and zoning related sections that had moved the public hearing requirement to the Planning Commission, adding an expiration if the move did not commence within a year, and allowing including an appeal process. The division hadn't been considered for change since its adoption in 1976, almost 50 years ago. Whitmore had suggested that the title of the division be changed to better reflect the intent of the ordinance, to which Gutman agreed. Members asked if a separate permit would be needed for state highways. Whitmore requested that a requirement be added for a state licensed house mover and that Section 18-41 includes a statutory section by reference. Gutman clarified that because this division was not under Chapter 86 Zoning a public hearing would not be required to amend the ordinance. A public hearing could still be called if that were the wish of the council.

Motion made by Lozinski, seconded by Moua-Leske to recommend the revisions amending Division 18-III-2 that included the changes advised by Attorney Whitmore be brought to city council for consideration. All voted in favor.

Ordinance amendment to Sections 86-161 Height Modifications and 86-162 Yard Modifications

The amendments are minor changes to the height and yard modifications sections of the Zoning Ordinance based on the recently adopted sign ordinance and definition changes. The proposed changes would clarify some provisions and revise terms to correspond with recent revisions. Higher commercial silos and industrial equipment would also be permitted to reflect current trends of the industrial district. These changes would be a part of the continuing improvement process staff undertook to make the Zoning Ordinance more straightforward and consistent. Lozinski questioned the need to make ordinance amendments to satisfy certain industries. Whitmore stated that if the city were consistently seeing requests that would call for a variance adjustment permit it would be sensible to make an ordinance change.

Motion made by Schwartz, seconded by Moua-Leske, to recommend the revisions amending Section 86-161 Height Modifications and 86-162 Yard Modifications be brought to city council for consideration. All voted in favor.

Discussion on proposed revisions to zoning districts

The 2040 Comprehensive Plan suggested some changes to the city's Zoning Ordinance. Two new mixed-use districts, Neighborhood Mix (B-N) and Business/Industrial Mix (B-I), would allow for more flexibility in future development. Staff suggested that the limited business and limited industrial districts could serve as foundations for the new mixed use districts requirements. Another change included reducing the existing four residential districts into three. Staff also recommended that a new residential district for small lots and houses be introduced (R-S). All current residential districts have a minimum lot size requirement along with a minimum single family house size. This new concept should be further explored before implementation and land development.

Staff were also looking into a reduction of the number of specific uses for each zoning district and implementing generic use terms into categories, such as Retail and Offices. The General Business district has a list of approximately 120 uses. The new system would have fewer than 70 uses for all zoning districts, and that would include several new entries, such as data centers and airport related uses. Members discussed residential lot sizes within the city being larger than the state average. By implementing smaller residential lot sizes and allowing for a smaller residential home zone it would help to reduce the cost of building housing. Moua-Leske was concerned about reducing lot sizes and building more compact areas and how that could potentially be an issue if a home fire were to occur. Whitmore recommended any changes should stay inline with the comprehensive plan and Gutman mentioned residential lot sizes would be suggested for new developments.

No motion was made, just direction for staff to continue to develop an ordinance and revise zoning maps to reflect changes.

Adjournment

At 8:42 AM Motion by Schwartz, seconded by Moua-Leske to adjourn the meeting. All voted in favor.

Respectfully submitted,
Steven Anderson
City Clerk